093.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	707,400 / 707,400
					USE VALUE:	707,400 / 707,400
					ASSESSED:	707,400 / 707,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITCHELL DEBORAH & DAVIS
Owner 2:	
Owner 3:	
Street 1:	126 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONROY PATRICIA -
Owner 2:	-
Street 1:	126 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5300.000	302,100		405,300	707,400
Total Card	0.122	302,100		405,300	707,400
Total Parcel	0.122	302,100		405,300	707,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.86 | /Parcel: 467.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60267
GIS Ref	
GIS Ref	
Insp Date	10/01/18

!7600!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,300	0	5,300.	405,300	707,600	707,600	Year End Roll	12/18/2019
2019	101	FV	239,500	0	5,300.	411,100	650,600	650,600	Year End Roll	1/3/2019
2018	101	FV	239,500	0	5,300.	306,900	546,400	546,400	Year End Roll	12/20/2017
2017	101	FV	239,500	0	5,300.	277,900	517,400	517,400	Year End Roll	1/3/2017
2016	101	FV	239,500	0	5,300.	266,300	505,800	505,800	Year End	1/4/2016
2015	101	FV	226,100	0	5,300.	225,800	451,900	451,900	Year End Roll	12/11/2014
2014	101	FV	226,100	0	5,300.	214,200	440,300	440,300	Year End Roll	12/16/2013
2013	101	FV	226,100	0	5,300.	203,800	429,900	429,900		12/13/2012

PRINT

Date	Time
12/10/20	22:13:16

LAST REV

Date	Time
07/31/19	09:42:13
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7600

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONROY PATRICIA	57853-92		11/14/2011		444,000	No	No		
	12361-633		6/23/1997	Family		No	No		N

USER DEFINED

Prior Id # 1:	60267
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1281	Porch	4,130	C				
4/6/1995	168	Manual	5,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	BS	Barbara S
6/27/2012	External Ins	BR	B Rossignol
2/10/2012	MLS	EMK	Ellen K
12/3/2008	Meas/Inspect	345	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/2/2000	Measured	263	PATRIOT
8/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5300		Sq. Ft.	Site		0	70.	1.09	5									405,299						405,300	

Total AC/HA:	0.12167	Total SF/SM:	5300	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	405,299	Spl Credit		Total:	405,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34444439
Const Adj.:	0.97806144
Adj $ / SQ:	164.369
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371177
Depreciation:	69039
Depreciated Total:	302138

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

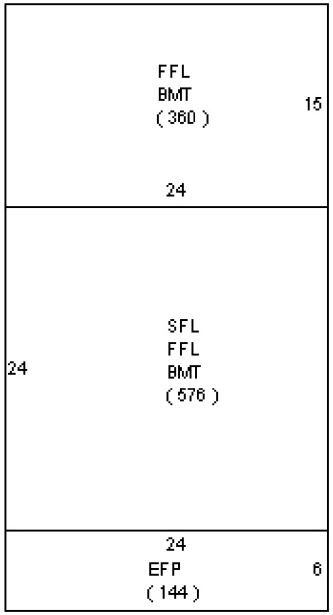
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.37
Special Features:	0	Val/Su Net:	116.55
Final Total:	302100	Val/Su SzAd	199.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	49.310	46,155
FFL	First Floor	936	164.370	153,849
SFL	Second Floor	576	164.370	94,676
EFP	Enclos Porch	144	45.120	6,497

Net Sketched Area:	2,592			Total:	301,177
Size Ad	1512	Gross Are	2592	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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